

5221 Port Royal Road

Spring Hill, TN | 37174

MEDICAL OFFICE SPACE FOR LEASE



LEASING INFORMATION

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GATEWAY TO HEALTHCARE INNOVATION IN SPRING HILL

5221 Port Royal Road, Spring Hill, TN | 37174

Experience innovative care at 5221 Port Royal Road, a newly constructed 34,720 SF medical office building in the vibrant Spring Hill submarket. Anchored by Williamson Medical Center, it offers a prestigious presence and breathtaking views. The property benefits from adjacent retail spaces, creating convenience and accessibility. Located in the fast-growing Spring Hill area, it provides easy access to major routes like I-65, Saturn Parkway, and Columbia Pike, making this a prime location for patients and health care providers alike.

Key Tenants



Introducing 5221 Port Royal Road, a newly constructed building located in the rapidly growing Spring Hill submarket.



The building's modern architecture boasts floor-to-ceiling windows that flood the interior with natural light.

Property Highlights



+/- 34,720 TOTAL BUILDING SF

- 11,695 RSF available
- New construction, Class A medical office building
- Competitive TI package based on the deal terms



CONVENIENT SPECIALTY CARE

- Ample patient parking with 458 surface parking spaces
- 2/3s of the building is currently leased by Williamson Medical Center and the Bone and Joint Institute
- Part of a mixed-use development with the added advantage of adjacent retail spaces, adding to the property's convenience and accessibility.



ACCESS TO AREA AMENITIES

- Excellent visibility from Port Royal Road and Duplex Road
- Easy access to I-65, Saturn Parkway, and Columbia Pike
- In the heart of fast-growing Spring Hill

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CRAFT YOUR IDEAL MEDICAL SUITE IN A MODERN SETTING

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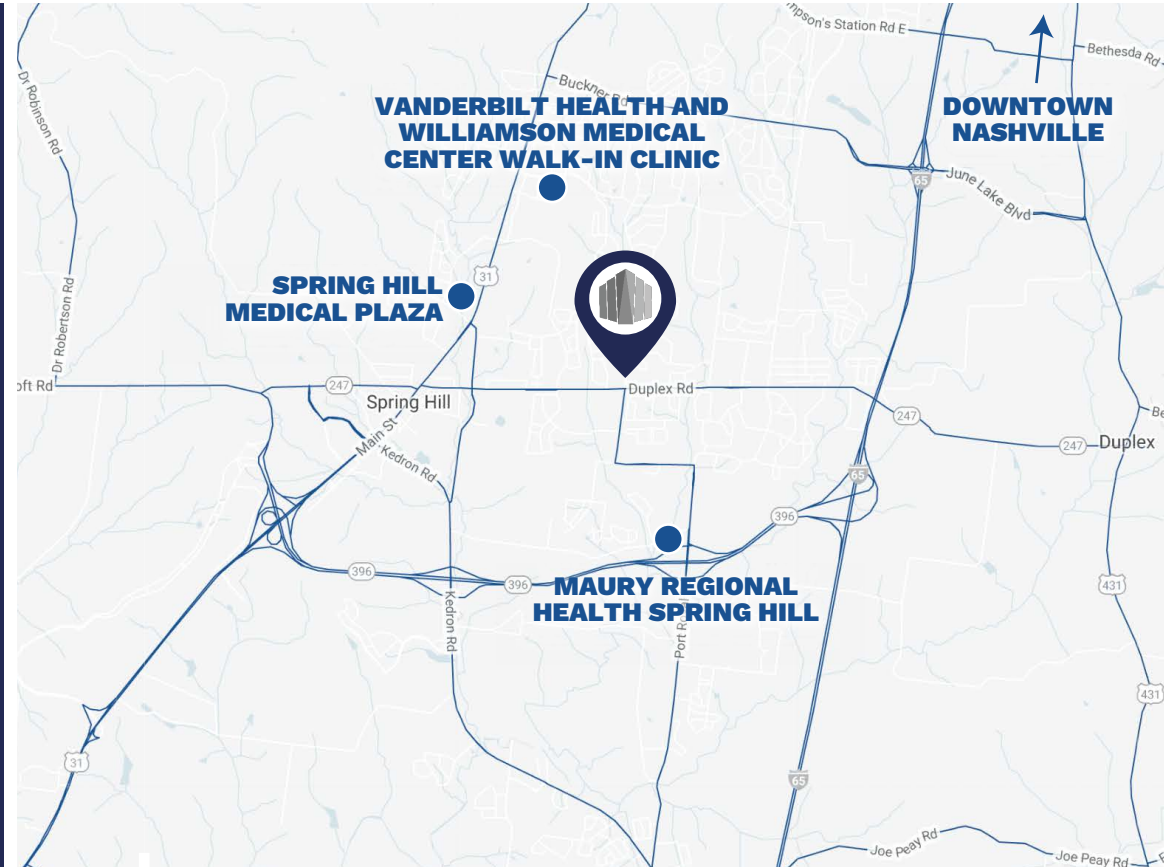
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NEARBY MEDICAL & AMENITIES

- Dining & Retail
2 minutes - 0.3 miles
- Maury Regional Health Spring Hill
5 minutes - 1.8 miles
- Vanderbilt Health and Williamson Medical Center Walk-In Clinic
6 minutes - 2.1 miles
- Spring Hill Medical Plaza
7 minutes - 2.3 miles
- Nashville (Downtown)
38 minutes - 32.6 miles



TRAFFIC COUNTS	CARS PER DAY
I-65	57,130
Saturn Pkwy	39,746
Hwy 31	24,831

2024 SPRING HILL DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
Population	5,107	32,338	67,492
2028 Population Projection	6,458	36,470	76,754
Total Households	1,950	12,208	23,996
Average HH Income	\$119,052	\$113,175	\$121,161

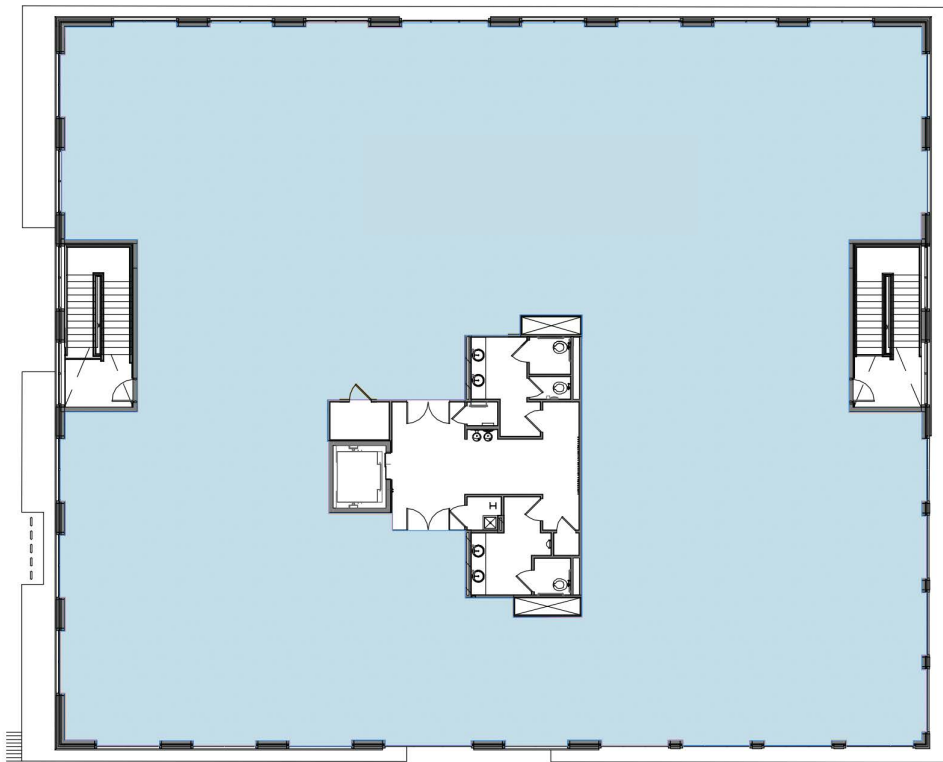


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TAKE A TOUR

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THIRD FLOOR | 11,695 RSF

- Brand new first-generation space, able to be customized as-needed
- Warm Vanilla Shell Space
- Large, Window-lined, naturally-lit space

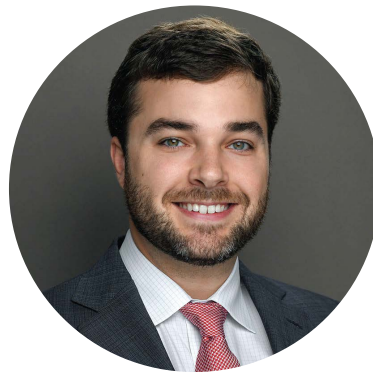


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